



Barnes Spring 2022 Rental Scoring Matrix

Category		Scoring			
		Exceptional	Strong	Needs Improvement	Missing Information
		10 points each	7 points each	5 - 3 points each	2 - 0 points each
Team Experience and Expertise		Development team has significant (11+ years) building experience with similar housing. If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (6+ years) building experience with similar housing. If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC.	Development team has (5 years) building experience with similar housing (5). If applicant’s mission is not housing production, they are partnering with an experienced developer, nonprofit, and/or GC (3).	Development team has less than five years of (<5 years) building experience with similar housing (2). If applicant’s mission is not housing-centered, they are partnering with an experienced developer, nonprofit, and/or GC (0).
Financial Information	Developer's Fee	Developer's fee is equal to or less than 10% of the project's total budget request from Barnes.	Developer's fee is between 10-12% of the project's total budget request from Barnes.	Developer's fee is greater than 13% of the project's total budget request from Barnes (5). Developer's fee is 14% of the total budget request from Barnes (3).	Developer's fee is greater than 15% of the total budget request from Barnes (2). Developer's fee is greater than 20% of the project's total budget request from Barnes (0).
	Audit	An audit of the applicant organization has been completed in the past 24 months and had no findings.	An audit of the applicant organization has been completed in >24 months and <5 years and that audit had no findings.	An audit of the applicant organization has been completed at any point in time without findings (5). An audit of the applicant organization has been completed at any point in time with findings (3).	There has been no audit of the applicant organization but financials were provided (2). There has been no audit of the applicant organization (0).
		20 points	15 points	10 - 5 points	3 - 0 points
	Capital Stack & Proforma	The organization has committed funding excluding the Barnes request, including but not limited to a private loan, non-federal match excluding a private loan, and/or organizational equity where the Barnes request is <30% of the total budget. Letters of commitment or other such confirmations attached in the upload tasks.	The organization has committed funding excluding the Barnes request, including but not limited to a private loan, non-federal match excluding a private loan, and/or organizational equity where the Barnes request is <50% of the total project budget. Funding commitments completed in the upload tasks.	The organization has mostly committed funding, including but not limited to a private loan, non-federal match excluding a private loan, and/or organizational equity and the Barnes request is less than 50% of the total request (10) or greater than 50% of the total request (5). One funding source may be tentative, but not firm.	The capital stack has more than one tentative funding source and the Barnes request is less than 50% of the total request (3) or greater than 50% of the total request (0).
		5 points each	4 points each	3 - 2 points each	1 - 0 points each
Proposal Plans	Site Control & Zoning	Build site is owned by the applicant (deed in hand) or 99-year ground lease and currently zoned for the proposed development.	Build site a proposed Metro back-tax lot.	Build site as a signed sales contract (3) or purchase option (2) and currently zoned for the proposed development.	The site is currently zoned for the proposed development with an offer or any current property with other means of site control that requires rezoning (1). Build site is not identified or not zoned for the development and without site control (0).
	Site Plans	Detailed site plans including setbacks, green space, dimensions, units, water and electric lines, topography, easements, flood plains, and soil analysis.	Advanced site plans including setbacks, green space, dimensions, units, easements, but lacking some detailed components.	Some site plans included with necessary information for builder (3). Basic site plans included with survey (2).	Rough site plans included with basic dimensions (1). No site plans are included (0).
	Architecture Plans	Detailed plans including openings, common areas, etc. that would be considered 'Construction Level' documents.	Advanced architecture plans including setbacks, green space, dimensions, units considered 'Design Development Level' documents, but lacking some detailed components.	Some architecture plans included with necessary information for builder (3). Basic architecture plans included and unit dimensions considered a 'Schematic Level' design (2).	Rough unit plans included with basic dimensions (1). No architecture plans are included (0).
	Construction Specifications & Work Write-up	Detailed work specifications including materials, components, responsible parties, etc. are included and fully describe the scope of work. Considered 'Construction Level' documents.	Advanced work specifications including materials, components, are included and fully describe the scope of work, but lacking some detailed components. Considered 'Design Development Level' documents.	Basic work specifications including materials and components are included, which give a general overview of the work scope. Considered 'Schematic Design Level' documents.	Rough work specifications included (1). No specifications or write-up included (0).
	Mixed-Use Space	Proposal includes mixed-use space that is either creative or commercial and available to the entire community.	Proposal includes mixed-use space that is either creative or commercial that is available to only residents of the development.	Proposal includes mixed-use space that is creative that is only available to an outside organization and residents within that organization. (3) Proposal includes mixed-use space that is commercial that is only available to an outside organization and residents within that organization (2).	Proposal does not have mixed-use space onsite, but provides access to outside services or space to its residents (1). Proposal includes no access to mixed-use space onsite or services offsite (0).
	Proposal Type	New construction only or acquisition and rehabilitation of existing uninhabited structures.	Acquisition, demolition, and new construction of uninhabited units.	Acquisition & demolition/rehab where the units are currently inhabited with a streamlined and community-accepted displacement plan (5). Acquisition & demolition/rehab where the displacement plan has not yet received tenant feedback but has a plan to do so (3).	Acquisition & rehab with no displacement plan (2). Acquisition & demolition with no displacement plan (0).
		20 points	15 points	10 - 5 points	3 - 0 points

	Eligibility Requirements	Applicant thoughtfully answered all sections of narrative and completed all sections of the required forms. Applicant has provided more than the required upload tasks by enhancing their overall narrative through additional uploads that provide context to the proposal.	Applicant has completed all required upload tasks including the Universal Design Matrix, Energy Efficiency & Sustainability Matrix, and DEAI Matrix. All questions are answered thoroughly and thoughtfully throughout the entire narrative.	Applicant completed all required questions and forms, but failed to complete one upload task (10) or answered questions in such a way that further guidance was necessary in order to understand the proposal narrative (5).	Information from the narrative and uploads are missing prior to submission. (3) Narrative structure is incomplete or fragmented throughout (0).
Total Points Available: 100 Before Bouns Points Section   Applicants must meet a scoring threshold of at least 70 points before bonus points to be considered for funding.					
Bonus Points	Diversity, Equity, Accessibility & Inclusion   <				